PAPE-DAWSON ENGINEERS

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 3.859 acre, or 168,096 square feet more or less, tract of land being a portion of that Lot 1, Block 21, South Hausman 1604, recorded in Volume 9704, Pages 61-62 of the Deed and Plat Records of Bexar County, Texas, conveyed to East Park Apartments, LLC in deed recorded in Volume 15695, Page 613 of the Official Public Records of Bexar County, Texas, in New City Block 14614 of the City of San Antonio, Bexar County, Texas. Said 3.859 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a point on the south right-of-way line of North Loop 1604, a variable width right-of-way, at the north corner of said Lot 1, same being the northwest corner of Lot 2, Block 21, of said South Hausman 1604;

THENCE: Along and with the east line of said Lot 1, same being the west line of said Lot 2, a common line, the following bearings and distances:

S 22°14'51" E, a distance of 402.42 feet to a point;

S 00°10'55" E, continuing along said common line, a distance of 390.02 feet to a point;

THENCE: Departing said common line, over and across said Lot 1, the following bearing and distances:

S 87°01'47" W, a distance of 54.62 feet to the POINT OF BEGINNING of the herein described tract;

S 01°58'35" E, a distance of 393.12 feet to a point;

S 36°34'49" E, a distance of 71.05 feet to a point on said common line;

THENCE: S 00°10'55" E, continuing along and with said common line, a distance of 22.99 feet to a point;

THENCE: Departing said common line, along and with a parcel zoned "C-1" "ERZD", over and across said Lot 1 the following courses:

S 46°10'42" W, a distance of 94.64 feet to a point;

N 89°09'05" W, a distance of 247.39 feet to a point;

N 27°25'37" W, a distance of 115.58 feet to a point;

N 05°35'31" E, a distance of 121.69 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 706.57 feet, a central angle of 20°09'31", a chord bearing and distance of N 04°22'50" W, 247.31 feet, for an arc length of 248.59 feet to a point;

N 40°30'54" W, a distance of 60.33 feet to a point on the southerly line of a parcel zoned "C-3NA";

THENCE: N 87°01'47" E, along and with said southerly line, a distance of 359.62 feet to the POINT OF BEGINNING and containing 3.859 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12266-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY:	Pape-Dawson Engineers, Inc.
DATE:	March 19, 2021
REVISED:	April 27, 2021
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